

**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
188 Pascack Road  
Woodcliff Lake, New Jersey  
MAY 18, 2026  
6:00 PM OPEN SESSION**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87963994689?pwd=YZX3lQMxBMWlaaYybaBGNaeMrF2bMu.1>

Passcode:07677

**CALL TO ORDER**

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL**

Mayor Carlos Rendo  
Councilman Christopher Bonanno  
Councilwoman Julie Brodsky  
Councilwoman Jennifer Margolis+  
Councilwoman Nicole Marsh  
Councilman Benjamin Pollack  
Council President Josh Stern

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS**

Maddy Espinosa, Valedictorian of Pascack Hills High School  
Nina Indugula, Salutatorian of Pascack Hills High School  
Gianna Albanese, Valedictorian of Bergen Technical High School  
Christian Alvarez, NJ State Wrestling Champion  
Mental Health Awareness Month

**APPROVAL OF MINUTES**

April 20, 2026 (Open)  
April 20, 2026 (Closed)

**BUDGET**

Public Hearing      Ordinance No. 26-09  
Year 2026  
Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap  
Bank N.J.S.A. 40A:4-45.14

Public Hearing Ordinance No. 26-10  
Bond Ordinance to Authorize the Making of Various Public Improvements and the Acquisition of New Additional or Replacement Equipment and Machinery, New Additional Furnishings, New Communication and Signal Systems Equipment, and New Automotive Vehicles, Including Original Apparatus and Equipment, In, By and For the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, to Appropriate the Sum of \$2,355,000 to Pay the Cost Thereof, to Make a Down Payment, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds

Resolution No. 26-111 Resolution Authorizing the Waiver of Reading in Full of the 2026 Budget  
Resolution No. 26-112 Self Examination of the 2026 Budget

**BUDGET PRESENTATION LED BY PAUL LERCH, BOROUGH AUDITOR**

**PUBLIC COMMENT REGARDING BUDGET ONLY**

(limited to 3 minutes per speaker)

Resolution No. 26-113 Resolution to Adopt the 2026 Budget

**PUBLIC COMMENT**

(limited to 3 minutes per speaker)

**ORDINANCES**

Public Hearing Ordinance No. 26-11  
An Ordinance Vacating a Paper Street Within the Borough of Woodcliff Lake

Introduction Ordinance No. 26-12  
An Ordinance to Amend Chapter 265 Entitled "Property Maintenance" of the Borough Code of the Borough of Woodcliff Lake, State of New Jersey

**MAYOR'S APPOINTMENT TO SHADE TREE ADVISORY COMMITTEE - (Term Expiring December 31, 2026)**

**Council Liaison: Julie Brodsky**

Clayton Bosch

Josephine Higgins

Kathleen Bagley

Bert Taylor

David Berger

Roberta Green

Katie Murphy

Vaughn Flowers

Evan Wiener

Lyle Garcia

**MAYOR'S REPORT**

**COUNCIL MEMBERS' REPORTS**

- Councilwoman Margolis
- Councilwoman Marsh
- Councilman Pollack

- Councilman Bonanno
- Councilwoman Brodsky
- Council President Stern

### **ENGINEER'S REPORT**

(please see attached report)

### **ADMINISTRATOR'S REPORT**

#### **CONSENT AGENDA**

- Resolution No. 26-114 Resolution Authorizing Payment of Payroll & Payment of Claims
- Resolution No. 26-115 Resolution of the Governing Body Certification of the Annual Audit
- Resolution No. 26-116 Resolution to Approve the Corrective Action Plan for the Fiscal Year 2025 Audit Report of the Borough of Woodcliff Lake
- Resolution No. 26-117 Resolution Approving Agreement with Appraisal Systems Inc. for Reassessment for Tax Year 2027
- Resolution No. 26-118 Resolution Urging State Leaders to Implement Fair and Equitable Reforms to Mitigate the Unustainable Increases in Health Benefit Premiums for Public Sector Employees
- Resolution No. 26-119 Resolution Approving Agreement with Organic Recycling, Inc.
- Resolution No. 26-120 Resolution Approving Accumulated Sick Days Drawn Down Into 457 Account
- Resolution No. 26-121 Resolution Approving American Wear Uniforms
- Resolution No. 26-122 Resolution Approving Agreement with LEW Environmental Services to Perform Lead-Based Paint Inspections

### **ADJOURNMENT**

**\*\*\*\*Disclaimer\*\*\*\***

**Subject to Additions and/or Deletions**

# PROCLAMATION HONORING CRISTIAN ALVAREZ AS A NEW JERSEY STATE WRESTLING CHAMPION

**WHEREAS**, the Borough of Woodcliff Lake takes great pride in recognizing the outstanding achievements of its residents, whose dedication, perseverance, and excellence bring honor to our community; and

**WHEREAS**, Cristian Alvarez, a resident of Woodcliff Lake and senior at Saint Joseph Regional High School, completed a remarkable 2025–2026 wrestling season; and

**WHEREAS**, Cristian Alvarez achieved a perfect 35–0 record, winning 100% of his matches and earning recognition as one of the top-ranked heavyweight wrestlers in New Jersey; and

**WHEREAS**, his dominant season included 20 pins and culminated in a decisive 8–1 victory over Mateo Vinciguerra in the NJSIAA State Championship at Boardwalk Hall in Atlantic City; and

**WHEREAS**, through his hard work, discipline, and competitive spirit, Cristian has exemplified the highest ideals of athletic excellence and sportsmanship while representing both his school and the Borough of Woodcliff Lake with distinction; and

**WHEREAS**, that the Mayor and Council of the Borough of Woodcliff Lake do hereby recognize and congratulate Cristian Alvarez for his outstanding achievement as a New Jersey State Wrestling Champion and for completing an undefeated 35–0 senior season.

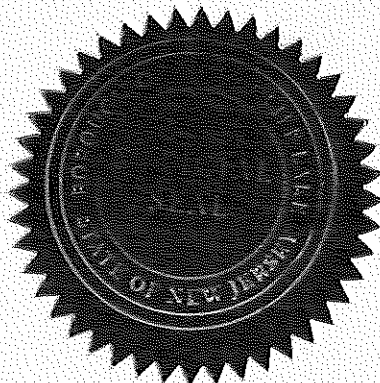
**THEREFORE, BE IT RESOLVED**, that the Borough of Woodcliff Lake commends Cristian Alvarez for his dedication, perseverance, and commitment to excellence, which have brought great pride and recognition to our community.

---

Mayor Carlos Rendo

Council President Josh Stern  
Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack



## PROCLAMATION

**WHEREAS**, Maddy Espinosa has distinguished herself through exceptional academic achievement, demonstrating dedication, intellect, and unwavering commitment to excellence throughout her time at Pascack Hills High School; and

**WHEREAS**, her tireless efforts, intellectual curiosity, and pursuit of knowledge have culminated in achieving the esteemed rank of Valedictorian of the Graduating Class of 2026; and

**WHEREAS**, Maddy Espinosa has not only excelled academically but has also embodied the values of leadership, perseverance, and intellectual growth, inspired her peers and contributed positively to the school community; and

**WHEREAS**, her accomplishments reflect not only her personal dedication but also the support and guidance provided by her family, teachers, mentors, and the entire Pascack Hills community; and

**NOW, THEREFORE, BE IT RESOLVED** that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby commend Maddy Espinosa for her outstanding achievements as Valedictorian of the Graduating Class of 2026; and

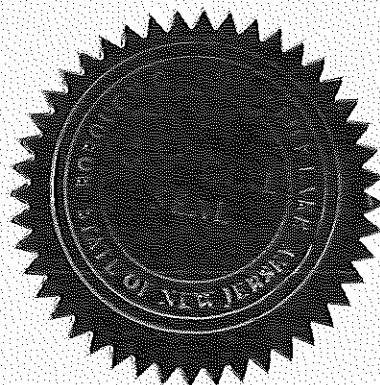
**AND FURTHER**, do hereby extend our heartfelt congratulations and best wishes for her future endeavors at the University of Notre Dame, recognizing her potential to make significant contributions to her chosen fields and to the wider world.

---

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



## PROCLAMATION

**WHEREAS**, Nina Indugula has distinguished herself through exceptional academic achievement, demonstrating dedication, intellect, and unwavering commitment to excellence throughout her time at Pascack Hills High School; and

**WHEREAS**, her tireless efforts, intellectual curiosity, and pursuit of knowledge have culminated in achieving the esteemed rank of Salutatorian of the Graduating Class of 2026; and

**WHEREAS**, Nina Indugula has not only excelled academically but has also embodied the values of leadership, perseverance, and intellectual growth, inspired her peers and contributed positively to the school community; and

**WHEREAS**, her accomplishments reflect not only her personal dedication but also the support and guidance provided by her family, teachers, mentors, and the entire Pascack Hills community; and

**NOW, THEREFORE, BE IT RESOLVED** that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby commend Nina Indugula for her outstanding achievements as Salutatorian of the Graduating Class of 2026; and

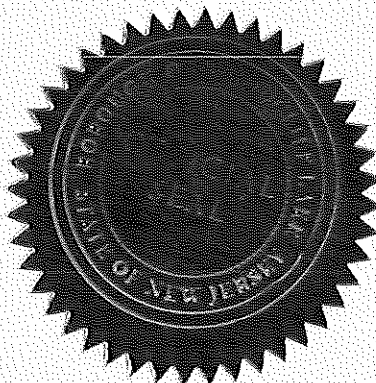
**AND FURTHER**, do hereby extend our heartfelt congratulations and best wishes for her future endeavors at the University of Pennsylvania, recognizing her potential to make significant contributions to her chosen fields and to the wider world.

---

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



## PROCLAMATION

**WHEREAS**, Gianna Albanese has distinguished herself through exceptional academic achievement, demonstrating dedication, intellect, and unwavering commitment to excellence throughout her time at Bergen County Technical High School; and

**WHEREAS**, her tireless efforts, intellectual curiosity, and pursuit of knowledge have culminated in achieving the esteemed rank of Valedictorian of the Graduating Class of 2026; and

**WHEREAS**, Gianna Albanese has not only excelled academically but has also embodied the values of leadership, perseverance, and intellectual growth, inspired her peers and contributed positively to the school community; and

**WHEREAS**, her accomplishments reflect not only her personal dedication but also the support and guidance provided by her family, teachers, mentors, and the entire community.

**NOW, THEREFORE, BE IT RESOLVED** that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby commend Gianna Albanese for her outstanding achievements as Valedictorian of the Graduating Class of 2026; and

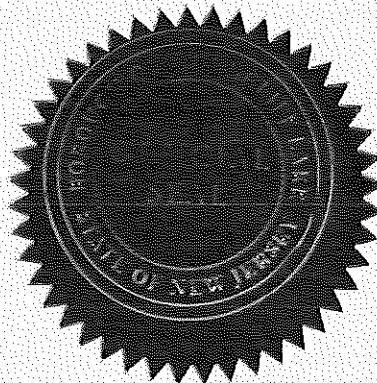
**AND FURTHER**, do hereby extend our heartfelt congratulations and best wishes for her future endeavors at Sacred Heart University, recognizing her potential to make significant contributions to her chosen fields and to the wider world.

---

Mayor Carlos Rendo

Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



## **MENTAL HEALTH AWARENESS MONTH PROCLAMATION**

**WHEREAS**, during Mental Health Awareness Month, we recognize the bravery and resilience of the tens of millions of Americans living with mental health conditions, and we show our gratitude for the dedicated mental health professionals and devoted loved ones who stand by them every step of the way; and

**WHEREAS**, being able to get health care when you need it is essential to living a full, productive, and healthy life – that goes for mental health care too. Mental health care can help people find joy and purpose; ensuring they have access to the care they need is about dignity; and

**WHEREAS**, we need to work to end the opioid and overdose epidemic by cracking down on fentanyl trafficking and increasing public health efforts to save lives. This month, we celebrate the absolute courage of the Americans in recovery and reaffirm our commitment to care for those suffering; and

**WHEREAS**, each one of us has a role to play in changing the narrative and ending the stigmatization of mental health issues. We can start by showing compassion, so everyone feels free to ask for help and learn warning signs of emotional distress and suicide.

**NOW, THEREFORE, BE IT RESOLVED** that I, Carlos Rendo, Mayor on behalf of the Borough of Woodcliff Lake do hereby proclaim May 2026 as National Mental Awareness Month. I call upon citizens, private businesses, non-profit organizations and groups to join in activities and take action to strengthen the mental health of our communities.

---

Mayor Carlos Rendo

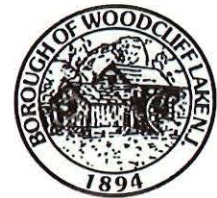
Councilman Christopher Bonanno  
Councilwoman Jennifer Margolis  
Councilman Benjamin Pollack

Councilwoman Julie Brodsky  
Councilwoman Nicole Marsh  
Council President Josh Stern



---

**MAY ENGINEERS REPORT**  
**BOROUGH OF WOODCLIFF LAKE**  
**MAY 13, 2026**



**1. Werimus Lane Pump Station Flood Resilient Improvements**

Contract awarded to J.Fletcher Creamer and Sons for the amount of \$1,892,500.00. Preconstruction meeting was held January 21, 2025. Remaining sitework includes installation of stairs to deck, fencing and final site restoration and plantings to be installed by JFC. We understand the Automatic Transfer Switch (ATS) and remaining equipment is anticipated within the next 1-2 weeks with pump station startup & DPW training tentatively scheduled at the end of the month/early June followed by punch list and project closeout. JFC Payment package #8 provided to Borough for processing.

**2. Werimus Road/Woodcliff Avenue Pedestrian Improvements**

Neglia prepared plans and details for proposed pedestrian improvements to enhance pedestrian safety at the Werimus Road/Woodcliff Avenue/Old Mill intersection consisting of striping, signage, ADA ramps, missing sidewalk connection for review and comment by Bergen County and Borough in accordance with our proposal and Resolution No. 25-244 dated August 18. Ordinance for new crosswalk on Woodcliff Avenue provided to Borough for adoption as required by Bergen County for the crossing. Neglia to incorporate into next bid package following Borough approval of the same.

**3. MS4 Revised Municipal Stormwater Management Plan (MSWP), Revised Stormwater Pollution Prevention Plan (SPPP), Revised Stormwater Control Ordinance (SCO)**

Per the NJDEP MS4 Municipal Stormwater Management Program requirements, the Borough of Woodcliff Lake must update their Stormwater Control Ordinance (SCO), Municipal Stormwater Management Plan (MSWP) and Stormwater Pollution Prevention Plan (SPPP) to be current with the NJDEP's latest requirements. This includes the recently adopted NJDEP's New Jersey's Protecting Against Climate Threats (NJPACT) Resilient Environment and Landscapes (REAL) Rules. These Rules were adopted on January 20, 2026. The Revised Stormwater Control Ordinance must be adopted and effective by January 29, 2027.

Neglia has provided a proposal to prepare the Revised Municipal Stormwater Management Plan (MSWP), Revised Stormwater Pollution Prevention Plan (SPPP), and Revised Stormwater Control Ordinance (SCO).

**4. Watershed Improvement Plan Phase II - Watershed Assessment Report**

The Borough of Woodcliff Lake, along with all other municipalities in the State of New Jersey must prepare a Watershed Improvement Plan as part of the NJDEP Municipal Stormwater Management Program. Phase 1 of this Plan was prepared in 2025 and was the Watershed Inventory Report. Phase II of this Plan is the Watershed Assessment Report. This Report must be submitted to the NJDEP no later than January 26, 2027.

Neglia has provided a proposal to prepare this NJDEP-required document for review and authorization by the Borough.

---

**LYNDHURST**

34 Park Avenue  
PO Box 426  
Lyndhurst, NJ 07071  
p. 201.939.8805 f. 201.939.0846

**MOUNTAINSIDE**

200 Central Avenue  
Suite 102  
Mountainside, NJ 07092  
p. 201.939.8805 f. 732.943.7249

5. **Broadway Corridor Streetscape Improvement Project (NJDOT MA-2024)**

The Borough of Woodcliff Lake received a grant in the amount of \$233,364.00 from the NJDOT for the Broadway Corridor Streetscape Improvements Project (Prospect to Campbell) as per the November 1, 2023 NJDOT grant award letter. Neglia has completed the design and bid documents along with PSEG street lighting coordination and received NJDOT approval to bid. Bids were opened on March 5, 2025 and project awarded to A.A. Berms. Pre-construction meeting was held on April 9, 2026. Anticipated start date for underground PSEG work end of the month with schedule to be coordinated with the Borough.

6. **West Hill Road (NJDOT MA-25) and Brookview Drive Roadway Improvements**

The Borough of Woodcliff Lake received a grant in the amount of \$133,035.00 from the NJDOT for West Hill Road Improvements Project as per the November 13, 2024 grant award letter. Neglia completed plans and specifications for bidding included NJDOT pre-bid submissions for West Hill Road. Neglia met with DPW to add include the replacement of a compromised storm drain in Brookview Drive near the intersection of Colonial Avenue into the bid specifications. Plans approved by NJDOT and bids were opened on July 24, 2025. Project awarded to D&L Paving in the amount of \$542,132.02.11 for the Base Bid – West Hill Road (\$161,979.19) and Alternate Bid 1 – Brookview Drive (\$380,152.82). Change Order No. 1 for additional paving of Lyons Court and Stephen Court (\$76,704.32) was approved as per Resolution No 25-246. Pre-Construction meeting was held on 8/20/2025. Paving of West Hill Road, Stephen Court, Lyons Court, and Brookview Drive was completed. Punch list to be addressed asap, final payment and NJDOT project closeout to be addressed following Borough closeout.

7. **Old Barn Site and Train Station Parking Lot**

Bids were opened on June 26, 2025 and recommendation package recommending award of contractor to AJM Contracting in the amount of \$635,995.00 pending available funds, attorney review and Borough approval of the same. Pre-Construction meeting with Borough, NJ Transit, and Contractor was held on 8/7/2025. Milling and paving of the south parking lot across street was completed. Sitework, temporary paving and striping has been completed for re-opening and use of parking lot. Clocktower repairs are substantially complete. Landscaping of the pollinator garden, final site restoration and sitework punch list to be completed asap with final paving and striping to follow with 2 week minimum advanced notice prior to final paving and striping.

8. **Woodcliff Lake Tennis Courts**

Preliminary Concept Plan and estimate was provided to the Borough for new courts, drainage, and associated sitework. We understand the Borough will be receiving a Bergen County Open Space grant agreement in the amount of \$80,704. A proposal for full engineering design, bidding and NJDEP permitting was provided to the Borough and resent following our meeting with the Borough to review the preliminary pricing obtained by the Borough from Vendors. Neglia is prepared to proceed with the design and the NJDEP pre-bid submissions once our proposal is approved/authorized by the Borough.

9. **Digital Tax Maps**

Neglia provided a proposal to the Borough for Surveying and GIS services to provide updated Digital Tax maps to meet all current NJ Regulations and Standards as requested.

**10. Major Field Improvements**

We understand the Borough is considering improvements to Major Field including but not limited to infield turf conversion, new backstop with possible relocation, new fencing, drainage improvements, new dugouts and associated site improvements and site restoration. Neglia completed the Survey and Preliminary Scope of Work plans and provided to vendors for updated co-operative pricing for review by the Borough. Quotes received from BC CoOp vendors and are under review by the Borough.

Neglia provided a proposal for Final Engineering and Construction Administration should the Borough wish to proceed with the work following the 2026 baseball season.

**11. Year 2026 Municipal Paving Project**

Neglia provided preliminary engineer's estimates for Hunter Ridge Road, Clairmont Road, Somerset Road, Woodcrest Drive (including sewer force main replacement) and Andrea Court for review as requested by the Borough. Borough to select and confirm all roads to be paved.

Neglia has provided a proposal for design, bidding, and construction administration services for the Year 2026 Municipal Paving Project (Hunter Ridge, Clairmont, and Somerset) to complete the bid documents with the bidding and desired paving schedule to be reviewed and confirmed with the Borough.

**12. Overlook Drive Section 1 & Section 2 Paving Project**

The Borough of Woodcliff Lake received a NJDOT LA26 grant in the amount of \$172,747.00 for the Overlook Drive Section 1 paving project as per the November 17, 2025 grant award letter. Our engineer's estimate for Overlook Drive Section 1 (Springhouse to Saddle River Road) is approximately \$584,000 and our engineer's estimate for Overlook Drive Section 2 (Municipal border to Springhouse) is approximately \$470,000. We understand the Borough will be applying to the NJDOT for additional funding with the intention of bidding out section 1 and 2 simultaneously prior to the November 2027 NJDOT MA26 grant award deadline for Section 1.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,  
Neglia Group



Anthony Kurus, P.E., P.P., C.M.E.  
For the Borough Engineer  
Borough of Woodcliff Lake

\\Nca-flic02\WDOX\MUNI\WDLA\WDLAADM26001\ENGINEERING\MAY 2026 ENGINEERS REPORT.docx

**ORDINANCE NO. 26-09**

**BOROUGH OF WOODCLIFF LAKE**

**CALENDAR YEAR 2026**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO  
ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff lake in the County of Bergen finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$190,168 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS** the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Woodcliff Lake shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$443,726 and that the CY 2026 municipal budget for the Borough of Woodcliff Lake be approved and adopted in accordance with this ordinance; and

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

ORDINANCE NO. 26-10

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW ADDITIONAL FURNISHINGS, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,355,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

-----  
BE IT ORDAINED by the Borough Council of the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey, as follows:

Section 1. The Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to make various public improvements and to acquire new additional or replacement equipment and machinery, new additional furnishings, new communication and signal systems equipment, and new automotive vehicles, including original apparatus and equipment, in, by and for said Borough, as more particularly described in Section 4 hereof. The cost of the improvements includes all work, materials and appurtenances necessary and suitable therefor.

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that the making of such improvements is not a current expense of said Borough.

Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and Amounts" which schedule also shows (1) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the down payment hereinafter appropriated to finance such purposes, and (3) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (4) the period of

usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Acquisition of new additional or replacement equipment and machinery and a new automotive vehicle, including original apparatus and equipment, for the use of the Fire Department consisting of (i) an SUV and (ii) turnout gear.

Appropriation and Estimated Cost	\$ 140,000
Down Payment Appropriated	\$ 7,000
Bonds and Notes Authorized	\$ 133,000
Period of Usefulness	5 years

B. Acquisition of new communication and signal systems equipment consisting of portable radios for the use of the Fire Department.

Appropriation and Estimated Cost	\$ 50,000
Down Payment Appropriated	\$ 2,390
Bonds and Notes Authorized	\$ 47,610
Period of Usefulness	10 years

C. Acquisition of new automotive vehicles, including original apparatus and equipment, consisting of SUVs for the use of the Police Department.

Appropriation and Estimated Cost	\$ 120,000
Down Payment Appropriated	\$ 6,000
Bonds and Notes Authorized	\$ 114,000
Period of Usefulness	5 years

D. Acquisition of new communication and signal systems equipment consisting of portable radios for the use of the Police Department.

Appropriation and Estimated Cost	\$ 20,000
Down Payment Appropriated	\$ 960
Bonds and Notes Authorized	\$ 19,040
Period of Usefulness	10 years

E. Acquisition of a new automotive vehicle (with a gross vehicle weight rating (GVWR) in excess of 15,000 pounds), including original apparatus and equipment, consisting of a hook lift truck with various attachments for the use of the Department of Public Works ("DPW").

Appropriation and Estimated Cost	\$ 525,000
Down Payment Appropriated	\$ 25,000
Bonds and Notes Authorized	\$ 500,000
Period of Usefulness	10 years

F. Acquisition of new additional or replacement equipment and machinery for the use of the DPW consisting of (i) a leaf blower and (ii) a mower with various attachments.

Appropriation and Estimated Cost	\$ 39,500
Down Payment Appropriated	\$ 1,890
Bonds and Notes Authorized	\$ 37,610
Period of Usefulness	15 years

G. Acquisition of new additional furnishings for use at Old Mill Swim Pool consisting of (i) lounges, (ii) tables, (iii) chairs and (iv) umbrellas.

Appropriation and Estimated Cost	\$ 8,000
Down Payment Appropriated	\$ 2,580
Bonds and Notes Authorized	\$ 5,420
Period of Usefulness	5 years

H. Undertaking of various improvements to the Old Mill Sports Complex and other recreation facilities.

Appropriation and Estimated Cost	\$ 550,000
Down Payment Appropriated	\$ 26,200
Bonds and Notes Authorized	\$ 523,800
Period of Usefulness	15 years

I. Undertaking of the 2026 Road Improvement Program (including drainage, curb and sidewalk improvements, where necessary) at various locations, as set forth on a list prepared by the Borough Engineer on file or to be placed on file with the Borough Clerk, and hereby approved as if set forth herein in full. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that said roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$ 902,500
Down Payment Appropriated	\$ 42,980

Bonds and Notes Authorized	\$ 859,520
Period of Usefulness	10 years

---

Aggregate Appropriation and Estimated Cost	\$2,355,000
Aggregate Down Payment Appropriated	\$ 115,000
Aggregate Amount of Bonds and Notes Authorized	\$2,240,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$152,500 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 6. It is hereby determined and stated that moneys exceeding \$115,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$115,000 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 7. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$2,240,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 8. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$2,240,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 9. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within

the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 10. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 10.68 years computed from the date of said bonds.

Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$2,240,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 12. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purposes, shall be applied to the payment of the cost of such purposes, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purposes shall be reduced accordingly.

Section 13. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Sections 1 and 4 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 14. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 15. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 16. This ordinance shall take effect twenty days after the first publication thereof after final passage.

**BOROUGH OF WOODCLIFF LAKE**  
**Bergen County**

**ORDINANCE NO. 26-11**

**AN ORDINANCE VACATING A PAPER STREET WITHIN THE BOROUGH OF WOODCLIFF LAKE**

**Section 1. AUTHORITY AND PURPOSE.**

This ordinance is adopted pursuant to the authority granted to municipalities under N.J.S.A. 40:67-1 to vacate any street, highway, lane, alley, square, place or park, or any part thereof, dedicated to public use but not accepted by the municipality N.J. Stat. § 40:67-1. The governing body finds that the public interest will be better served by releasing the lands described herein from such dedication N.J. Stat. § 40:67-19.

**Section 2. FINDINGS.**

**WHEREAS**, there has been a dedication of lands as a public street which has not been accepted or opened by the Municipality; and

**WHEREAS**, the governing body of the Municipality has determined that the public interest will be better served by releasing those lands from such dedication N.J. Stat. § 40:67-19; and

**WHEREAS**, notice of the intention of the Governing Body to consider this ordinance and a hearing thereon has been given as provided in N.J.S.A. 40:49-6 concerning ordinances for the vacation of streets N.J. Stat. § 40:67-19; and

**WHEREAS**, the Municipality has complied with all publication requirements for municipal ordinances, including those set forth in J.J.S.A. 40:49-2.1 for ordinances adopted pursuant to the Municipal Land Use Law N.J. Stat. § 40:49-2.1; and

**WHEREAS**, all procedural requirements for the adoption of this ordinance have been satisfied.

**Section 3. VACATION OF PAPER STREET**

The Municipality hereby releases and extinguishes the public right arising from the dedication of the paper street described as Maillard Avenue and Lincoln Avenue to be dedicated as Block 2801, Lot 6; Block 2801, Lot 5; Block 2801, Lot 2; and Block 2801, Lot 18, and said lands are hereby effectually discharged from such dedication as though the dedication had not taken place N.J. Stat. § 40:67-19. The word vacate shall be construed for all purposes to include the release of all public rights resulting from the dedication of land not accepted by the municipality N.J. Stat. § 40:67-1.

**Section 4. RESERVATION OF UTILITY RIGHTS.**

This vacation ordinance expressly reserves and excepts from vacation all rights and privileges then possessed by public utilities, as defined in R.S. 48:2-13, and by any cable television company, as defined in the "Cable Television Act" P.L. 1972, c. 186 (C. 48:5A-1 et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street or any part thereof to be vacated N.J. Stat. § 40:67-1.

**Section 5. NOTICE OF PASSAGE.**

Upon passage of this ordinance, notice of passage or approval shall be published in accordance with subsection d. of R.S. 40:49-2 N.J. Stat. § 40:49-2.1. A copy of this ordinance and of any summary published in connection with its adoption shall be forthwith transmitted to the tax assessor of the Municipality N.J. Stat. § 40:49-2.1.

**Section 6. SEVERABILITY.**

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 7. EFFECTIVE DATE.**

This ordinance shall take effect immediately upon final passage and publication as required by law.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION AUTHORIZING THE WAIVER OF READING IN FULL OF THE 2026 BUDGET**

**RESOLUTION NO. 26-111  
MAY 18, 2026**

**WHEREAS**, N.J.S.A. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall

- a. Be posted in a public space where public notices are customarily posted; and
- b. Is made available to each person requesting the same during said week and during the public hearing; and

**WHEREAS**, the Borough of Woodcliff Lake has complied with the aforesaid requirements;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough is hereby permitted to waive the reading in full, of the Municipal Budget for the year ending December 31, 2026.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**SELF EXAMINATION OF 2026 BUDGET**

**RESOLUTION NO. 26-112**

**MAY 18, 2026**

**WHEREAS**, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

**WHEREAS**, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

**WHEREAS**, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the *Borough of Woodcliff Lake* has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2026 budget year.

**NOW THEREFORE BE IT RESOLVED** by the governing body of the *Woodcliff Lake* that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
  - a. Payment of interest and debt redemption charges
  - b. Deferred charges and statutory expenditures
  - c. Cash deficit of preceding year

- d. Reserve for uncollected taxes
  - e. Other reserves and non-disbursement items
  - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
  3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
  4. That pursuant to the Local Budget Law:
    - a. All estimates of revenue are reasonable, accurate and correctly stated,
    - b. Items of appropriation are properly set forth
    - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.
  5. The budget and associated amendments, if any, have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
  6. That all other applicable statutory requirements have been fulfilled.

**BE IT FURTHER RESOLVED** that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

#### CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

**BOROUGH OF WOODCLIFF LAKE  
BERGEN COUNTY, NEW JERSEY**

**CERTIFICATION OF APPROVED BUDGET**

It is hereby certified that the Approved Budget complies with the requirements of law and approval is given pursuant to N.J.S.A. 40A:4-78(b) and N.J.A.C. 5:30-7.

It is further certified that the municipality has met the eligibility requirements of N.J.A.C. 5:30-7.4 and 7.5, and that I, as Chief Financial Officer, have completed the local examination in compliance with N.J.A.C. 5:30-7.6.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Jonathan DeJoseph, Chief Financial Officer

This certification form and resolution of the governing body executing such certification should be annexed to the adopted budget (N.J.A.C. 5:30-7.6(e))

**SECTION 2 - UPON ADOPTION FOR YEAR 2026**

Be it Resolved by the COUNCIL MEMBERS RESOLUTION of the BOROUGH of WOODCLIFF LAKE, County of BERGEN that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 12,853,757.00 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
- (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (d) \$ 250,227.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ - (Item 5 Below) Minimum Library Tax

Resolution #  
**24-113**

**RECORDED VOTE**  
(Insert last name)

	Ayes	Nays	
			Abstained
			Absent

SUMMARY OF REVENUES			
<b>1. General Revenues</b>			
Surplus Anticipated		08-100	\$ 2,675,000.00
Miscellaneous Revenues Anticipated		13-099	\$ 3,006,190.00
Receipts from Delinquent Taxes		15-499	\$ 500,000.00
<b>2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSED (Item 6(a), Sheet 11)</b>		<b>07-190</b>	<b>\$ 12,853,757.00</b>
<b>3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:</b>			
Item 6, Sheet 42		07-195	\$ -
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)		07-191	\$ -
<b>TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY</b>			<b>\$ -</b>
<b>4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:</b>			
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)		07-191	
<b>5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX</b>		<b>07-192</b>	<b>\$ -</b>
<b>Total Revenues</b>		<b>13-299</b>	<b>\$ 19,034,947.00</b>

**SUMMARY OF APPROPRIATIONS**

<b>5. GENERAL APPROPRIATIONS:</b>	XXXXXX	XXXXXXXXXXXXXX
<b>Within "CAPS"</b>	XXXXXX	XXXXXXXXXXXXXX
(a & b) Operations Including Contingent	34-201	\$ 12,002,159.00
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$ 1,404,907.00
(g) Cash Deficit	46-885	\$ -
<b>Excluded from "CAPS"</b>	XXXXXX	XXXXXXXXXXXXXX
(a) Operations - Total Operations Excluded from "CAPS"	34-305	\$ 1,692,355.00
(c) Capital Improvements	44-999	\$ 150,000.00
(d) Municipal Debt Service	45-999	\$ 2,676,526.00
(e) Deferred Charges - Municipal	46-999	\$ 14,000.00
(f) Judgments	37-480	\$ -
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)	29-405	\$ -
(g) Cash Deficit	46-885	\$ -
(k) For Local District School Purposes	29-410	\$ -
(m) Reserve for Uncollected Taxes	50-899	\$ 1,095,000.00
<b>6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)</b>	07-195	
<b>Total Appropriations</b>	34-499	\$ 19,034,947.00

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 18th day of May, 2026. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2026 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, \_\_\_\_\_, Clerk

*Signature*

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS**

**RESOLUTION NO. 26-114**

**MAY 18, 2026**

**BE IT RESOLVED**, that the following Payroll Disbursements made by the Treasurer since the last meeting are proper and hereby ratified and approved:

Payroll Released 4/30/2026	\$ 219,658.98
Payroll Released 5/15/2026	\$ 221,086.81

**BE IT FURTHER RESOLVED** that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment.

Current Fund:	\$3,277,536.47
Affordable Housing:	\$ 805.00
Open Space Trust:	\$ 1,111.50
Trust Funds Other	\$ 1,248.00
Animal Control:	\$ 501.60
State Unemployment:	\$ 1,163.07
General Capital:	\$ 656,639.83
Escrow:	\$ 5,236.50

**CERTIFICATION OF FUNDS**

I, Jonathan DeJoseph, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for Payroll Disbursements and Payment of Claims.

---

Jonathan DeJoseph  
Chief Financial Officer

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 18, 2026.

---

Deborah A. Dakin, RMC, CMR  
Borough Clerk

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

---

**RESOLUTION OF THE GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**RESOLUTION NO. 26-115  
MAY 18, 2026**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its book, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the "Borough Clerk" pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled "Comments and Recommendations"; and

**WHEREAS**, the members of the governing body have personally reviewed at a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolutions of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this Resolution and the required affidavit to said Board to show evidence of said compliance.

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION TO APPROVE THE CORRECTIVE ACTION PLAN FOR THE FISCAL YEAR 2025 AUDIT REPORT OF THE BOROUGH OF WOODCLIFF LAKE**

---

**RESOLUTION NO. 26-116  
MAY 18, 2026**

**WHEREAS**, the Division of Local Government Services requires the Chief Financial Officer to file a "Corrective Action Plan" outlining the actions to be taken by the Borough relative to findings and recommendations in the annual audit report; and

**WHEREAS**, the "Corrective Action Plan" shall be prepared by the Chief Financial Officer with assistance from other officials affected by the audit findings and recommendations; and

**WHEREAS**, the Governing Body is required by resolution, to approve said "Corrective Action Plan", as prepared by the Chief Financial Officer and approved by the Governing Body, shall be placed on file and made available for public inspection in the Borough Clerk's office;

**NOW THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Woodcliff Lake hereby approved the "Corrective Action Plan" for the Fiscal Year 2025 Audit Report submitted by the Chief Financial Officer.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION APPROVING AGREEMENT WITH APPRAISAL SYSTEMS INC. FOR REASSESSMENT FOR TAX YEAR 2027**

**RESOLUTION NO. 26-117  
MAY 18, 2026**

**WHEREAS**, the Borough of Woodcliff Lake is engaged in a program to re-assess all the lands, buildings and improvements contained within the Borough; and

**WHEREAS**, Appraisal Systems, Inc. has provided an Agreement to the Borough to assist the Borough Tax Assessor to complete the reassessments in accord with N.J.S.A. 54:1-35.35; and

**WHEREAS**, the Agreement, a copy of which is attached hereto and incorporated herein by reference, reflects the re-assessment program to begin as of October 1, 2025, and be effective for the tax year 2026 at a cost of \$45,000.00; and

**WHEREAS**, the Borough Administrator and Borough Tax Assessor have reviewed the Agreement with Appraisal Systems to assist the Borough to complete the reassessments at a cost of \$45,000.00 and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Agreement with Appraisal Systems, Inc., a copy of which is attached hereto and incorporated herein by reference, to assist the Borough in completing the reassessments for the tax year 2026 at a cost of \$45,000.00, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the Agreement with Appraisal Systems Inc. on behalf of the Borough; and

**BE IT FURTHER RESOLVED** that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution together with the signed Agreement to Appraisal Systems, Inc. upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION URGING STATE LEADERS TO IMPLEMENT FAIR AND EQUITABLE REFORMS TO  
MITIGATE THE UNSTAINABLE INCREASE IN HEALTH BENEFIT PREMIUMS FOR PUBLIC SECTOR EMPLOYEES**

---

**RESOLUTION NO. 26-118  
MAY 18, 2026**

WHEREAS, the State Health benefits Program (SHBP), governed by N.J.S.A. 52:14-17.25 et seq., offers medical, prescription drug, and dental coverage to qualified State and participating local government public employees, retirees, and eligible dependents; and

WHEREAS, all SHBP plans are self-funded, meaning that the money paid out for benefits comes directly from an SHBP fund supplied by the State, participating local employers, and member premiums; and

WHEREAS, the rate increase for the 2026 Local Government Employer Group is 36.25% and does not include fully funding the loan to the SHBP Local Government Group under c. 86 or funding to bring the Claims Stabilization Reserve to the required two-month balance; and

WHEREAS, since the end of 2020 nearly 200 local government employers have exited the SHBP, representing a nearly 30% decline, largely leaving only local governments with the highest risk in the plan; and

WHEREAS, subsequently, during budget testimony State Treasurer Binder noted regarding the SHBP costs, while Treasury does not have the final numbers, "based on the plan actuary's midyear reports and SHBP Local Government fund levels, it is possible that the rate increases could be as high as the rate increases, we experienced last year;" and

WHEREAS, such proposed exorbitant rate increases will fall upon the local property taxpayer along with the local public employees at a time where there is record inflation; and

WHEREAS, despite innovative cost containment measures taken by municipalities to make

available affordable quality healthcare for valued employees and their families, public sector health benefit plans are far too costly; and

WHEREAS, time is of the essence for State leaders to enact long-term structural reforms that should include eliminating costly plan designs; modifying co-pays for specialists and urgent care, restricting the use of out-of-network healthcare coverage and GLP-1 drugs; implementing a Reference Based Pricing system; streamlining the use of Health Savings Accounts and Flexible Spending Accounts; and enhancing medical transparency and the collection of data; and

WHEREAS, failure to make these long-term structural reforms will leave local officials no choice but to impose hiring freezes, eliminate budgeted vacancies, and increase taxes on residents already burdened with the highest property tax bills in the nation.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of Woodcliff Lake in the County of Bergen urge state leaders to implement fair and equitable reforms to mitigate the unsustainable increases in health benefit premiums for public sector employees; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to Governor Sherrill, State Treasurer Binder, Senate President Scutari, Assembly Speaker Coughlin, Senator Holly Schepisi, Assemblyman Robert Auth, Assemblyman John Azzariti, and New Jersey State League of Municipalities.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION APPROVING AGREEMENT WITH ORGANIC RECYCLING, INC.**

**RESOLUTION NO. 26-119**

**MAY 18, 2026**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a proposal from Organic Recycling, Inc. ("ORI") for the recycling of the Borough's organic material for a five (5) year period commencing January 2026 through January 2031; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference, reflects a price of \$14.75 per cubic yard for drop off of compacted leaves with annual increases of approximately \$0.25 to \$0.50 for subsequent years; or \$11.50 per cubic yard for five (5) years for the drop off of loose leaves at ORI's composting facility located in Orangeburg, New York; and

**WHEREAS**, the five (5) year proposal provides that either party has sixty (60) days of advance notice to change pricing and/or cancel the agreement between the Parties; and

**WHEREAS**, the Borough Administrator and Superintendent of the Department of Public Works have reviewed this matter and recommend the approval of an agreement with ORI for a five (5) year period for the recycling of the Borough's organic material; and

**WHEREAS**, the Borough Attorney has prepared an agreement between the Borough and ORI, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by Organic Recycling Inc. for the recycling of the

Borough's organic material for a five (5) year period commencing January 2026 through January 2031, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator and/or Superintendent of Department of Public Works take all steps necessary to effectuate the agreement with ORI; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal and contract to Organic Recycling Inc. upon its passage.

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION APPROVING ACCUMULATED SICK DAYS DRAWN DOWN INTO 457 ACCOUNT**

**RESOLUTION NO. 26-120**

**MAY 18, 2026**

**WHEREAS**, A. Stephen Regula, IV will be applying 56 accumulated sick days towards the Terminal Leave Sick Day Draw-Down Program; and

**WHEREAS**, the Terminal Leave Sick Day Draw-Down Program allows for full-time employees who have accumulated over ninety (90) terminal leave or sick days to be eligible to draw down their terminal leave or sick days in an individual deferred compensation account (457 Plan) in accordance with the terms and conditions of the plan; and

**WHEREAS**, A. Stephen Regula, IV, has requested that \$24,088 be applied to his 457 Plan. He will be paid out \$25,940.03, which is equivalent to 56 sick days, at the contractual 50% buyback rate, to also cover payroll taxes, which will be completed with the May 31, 2026 payroll.

**WHEREAS**, the Borough Administrator has reviewed this matter and approves of the 56 sick days to A. Stephen Regula, IV to be paid in the manner referenced herein.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that the Governing Body hereby approves the pay of \$25,940.03, equivalent to 56 sick days, at the contractual 50%

buyback rate, for A. Stephen Regula, IV, with \$24,088 to be deposited into his 457 Plan, while the rest of the pay covers the payroll taxes; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and she is hereby authorized and directed to forward a certified copy of this resolution to the Woodcliff Lake Police Department and A. Stephen Regula, IV, upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of May 18, 2026.

---

Deborah A. Dakin, RMC, CMR  
Borough Clerk

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION APPROVING AMERICAN WEAR UNIFORMS**

**RESOLUTION NO. 26-121  
MAY 18, 2026**

**WHEREAS**, the Borough of Woodcliff Lake is in receipt of a quote from American Wear Uniforms for uniform rental and laundering services for the Department of Public Works for a period of thirty-six (36) months; and

**WHEREAS**, American Wear Uniform’s quote, a copy of which is attached hereto and incorporated herein by reference, is being submitted through Co-Op-HCESC-SER-2404 and reflects a total estimated weekly rental invoice in the amount of \$131.08; and

**WHEREAS**, the Borough Administrator and Superintendent of the Department of Public Works have reviewed the quote submitted by American Wear Uniforms attached hereto and incorporated herein by reference and recommend the approval of same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake that the quote submitted by American Wear Uniforms through Co-Op-HCESC-SER-24-4, for a period of thirty-six (36) months for a total estimated weekly rental invoice in the amount of \$131.08, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution to American Wear Uniforms upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Bonanno						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

**RESOLUTION APPROVING AGREEMENT WITH LEW ENVIRONMENTAL SERVICES TO PERFORM LEAD-BASED PAINT INSPECTIONS**

**RESOLUTION NO. 26-122  
MAY 18, 2026**

**WHEREAS**, pursuant to P.L. 2021, C. 182, all municipalities are now required with certain exceptions, to inspect every single family, two-family and multiple rental dwellings located within the municipality for lead-based paint hazards; and

**WHEREAS**, the Borough of Woodcliff Lake has a need for professional administrative and testing services related to satisfying its obligations to perform lead paint inspections of Borough rental units pursuant to N.J.A.C. 5:28A; and

**WHEREAS**, LEW Environmental Services LLC has submitted a proposal, a copy of which is attached hereto and incorporated herein by reference, to provide administrative and testing services to the Borough as required, at a cost to be borne by the property owner; and

**WHEREAS**, such services are exempt from public bidding under the provisions of N.J.S.A. 40A:11-5 and N.J.S.A. 40A:11-1; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1) requires that the resolution authorizing an appointment for the performance of "Professional Services" without public bidding be publicly advertised; and

**WHEREAS**, the Borough Administrator has reviewed this matter and recommends that the proposal submitted by LEW Environmental Services to perform lead-based paint

inspections be and is hereby approved; and

**WHEREAS**, the Borough Attorney has prepared a contract agreement with LEW Environmental Services, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal submitted by LEW Environmental Services to perform lead-based paint inspections on single family, two family and multipole rental dwellings, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Mayor be and is hereby authorized and directed to execute the attached proposal and contract agreement on behalf of the Borough; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk be and is hereby authorized and directed to forward a copy of this resolution together with the signed proposal to LEW Environmental Services upon its passage.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of May 18, 2026.

---

**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**